

**D R A F T**  
**Meeting Minutes**  
**Delaware Population Consortium**  
**June 10, 2010**  
**10:00 a.m.**  
**Room 219**  
**Haslet Armory**  
**Dover, DE**

**In Attendance:**

Jim Galvin – Dover/Kent MPO  
Ed Ratledge – UD CADSR  
Don Berry – Education  
Kelly Crumpley – Kent Co.  
Barbara Gladders – DPH  
Dan Blevins – WILMAPCO

Mike Mahaffie – OMB  
Terry Pepper – DSHS  
Derrick Lightfoot – Wilmington  
Megan Nehrbas – Sussex County  
Ben Johnson – Dover/Kent MPO  
Anne Jeffers – US Census Bureau

The meeting was called to order by Jim Galvin at approximately 10:10 a.m. There was a round of introductions.

**2010 Projections Kick-Off**

Chairman Jim Galvin noted that this meeting would serve to start the process of developing the 2010 DOC projections and turned the meeting over to Ed Ratledge.

Ed noted that we are still waiting for the newest city estimates data from the Census Bureau and that there are expected to be several data releases later this month. Otherwise, he said, it was time to start discussing what might have changed that will affect the next round of projections.

He said that the most recent county estimates suggest that the projection for New Castle County may need to be raised slightly. There are also slight variances between the estimates for Kent and Sussex Counties and the DPC projections, but not enough to cause a major change.

He added that as the nation starts to come out of the recent downturn we will have to watch for changes in employment and population trends that are caused by the start of the upturn. He asked the county representatives for their thoughts on development activity, as reflected in the building permits activity.

Jim Galvin asked about changes in the Hispanic population in Sussex County. Ed noted that the Hispanic in-migration has stalled, nationwide and that that slowdown is reflected in Delaware. Barbara Gladders said that Hispanic births, which had been steadily increasing, have flattened out over the last few years. She added that there are interesting changes in the age distribution of women giving birth lately, with the average

age increasing. She also pointed to some interesting finding in the data on educational attainment among Hispanic mothers.

Kelly Crumpley gave a brief update on development activity in Kent County. He said that the creation of new developments remains slow, with 10,000 to 12,000 vacant lots available in the county. He added that there are a number of developers that have gone bankrupt in Kent County. He said that there has been a slight increase recently in building permits. Ed noted that it is likely that Kent County will return to the levels of growth that it had sustained over the long term, prior to the most recent upswing and slowdown cycle.

Megan Nehrbas said that Sussex has also seen some developers go under, but that there are also some developments that had been stalled that have now been purchased by new developers. Some of them are starting to build based on existing plans and some are coming back to the county with new plans. Building permit activity in Sussex County is also starting to pick up again.

Development activity in New Castle County remains flat, though there was a discussion of the expected effects of the BRAC military base alignment, which may bring new demand for housing as military base personnel move from bases that are closing to the Aberdeen base in Maryland.

### **2010 Census Update**

Anne Jeffers, of the Philadelphia regional census office, gave an update of Census activities in Delaware. She noted that response in Delaware was up for the 2010 Census over the 2000 Census response rate. She added that the work of “non-response follow up” was going well.

She said that regional office staff are aware of areas that might be missed and are working to flag areas for closer scrutiny by field crews. She asked county and city staff to share with the regional office their thoughts on areas that might be missed. Data on new building permits since around 2007 should be sent, as well as any information on areas that have reported not being contacted by the Census.

The geography section in the Philadelphia region can be reached at 1-866-511-5822. She can be e-mailed at [anne.l.jeffers@census.gov](mailto:anne.l.jeffers@census.gov).

### **Next Meeting**

Dates will be sought for a next meeting in July.